

COUNTY OF TULARE
SERVICES AGREEMENT AMENDMENT FORM
REVISION APPROVED 01/01/2018

**FIRST AMENDMENT TO
TULARE COUNTY AGREEMENT NO. 31511**

THIS FIRST AMENDMENT ("Amendment") to Tulare County Agreement No. 31511 (the "Agreement") is entered into by and between the **COUNTY OF TULARE** ("COUNTY") and **SELF-HELP ENTERPRISES** ("CONTRACTOR") as of December 17, 2024, with reference to the following:

- A. The COUNTY and CONTRACTOR entered into Agreement No. 31511 on October 26, 2023, to reimburse the cost of renovating the community center located in Teviston, CA.
- B. COUNTY and CONTRACTOR now wish to amend the agreement in order to replace and supersede Exhibit A, Proposal; Exhibit B, Reimbursement Agreement; and Exhibit E, Amount of Grant and Uses to increase the funding amount and extend the contract end date from December 31, 2025, to December 31, 2026.

ACCORDINGLY, COUNTY and CONTRACTOR agree as follows:

- 1. Section 1. "Term" of Agreement No. 31511 is amended to read:

"This Agreement becomes effective October 26, 2023, and expires at 11:59 PM on December 31, 2026, unless its term is extended by written amendment."

- 2. This First Amendment becomes effective upon Board signature.

- 3. The attached Exhibit A, Proposal; Exhibit B, Reimbursement Agreement; and Exhibit E, Amount of Grant and Uses, hereby replaces and supersedes Exhibit A, Exhibit B, and Exhibit E of the original agreement.

- 4. Except as provided above, all other terms and conditions of the Agreement shall remain in full force and effect.

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TULARE COUNTY AGREEMENT NO. 31511**

THE PARTIES, having read and considered the above provisions, indicate their agreement by their authorized signatures below.

Date 11/21/2024

Self-Help Enterprises

DocuSigned by:
By [Signature]
Print Name THOMAS J. COLLISHAW
Title President/CEO

Date 11/20/2024

DocuSigned by:
By [Signature]
Print Name BETSY MCGOVERN-GARCIA
Title Vice President

[Pursuant to Corporations Code section 313, County policy requires that contracts with a Corporation be signed by both (1) the chairman of the Board of Directors, the president or any vice-president (or another officer having general, operational responsibilities), and (2) the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer (or another officer having recordkeeping or financial responsibilities), unless the contract is accompanied by a certified copy of a resolution of the corporation's Board of Directors authorizing the execution of the contract. Similarly, pursuant to California Corporations Code section 17703.01, County policy requires that contracts with a Limited Liability Company be signed by at least two managers, unless the contract is accompanied by a certified copy of the articles of organization stating that the LLC is managed by only one manager.]

COUNTY OF TULARE

Date 12/17/2024

By [Signature]
Chair, Board of Supervisors

ATTEST: JASON T. BRITT
County Administrative Officer/Clerk of the Board
of Supervisors of the County of Tulare

By [Signature]
Deputy Clerk



Approved as to Form:
County Counsel

By [Signature]
Deputy

Matter # 20241541
Date 11/25/2024

Amended Exhibit A

Background

The Teviston Betterment Association (TBA) operates in Tulare County. The organization's history includes facilitating community services within Teviston spanning over 50 years. The organization is made up of volunteers with no employees and is a qualified 501 (C) 3 non-profit. The community of Teviston is a HUD Qualified Census Tract. The 2020 Census Bureau data lists the population of Teviston at 1,185 persons.

TBA is the owner of Teviston Community Center which serves as a meeting place and hosting center for the people of Teviston. The Teviston Hamlet Plan 2017(1) references the location and building "that is used as the local community center." The community center has a history of utilization for recreational youth activities, health and education classes, bottled water distribution, quilt making, community & association meetings and a space for community gathering.

From March of 2020 and through the COVID-19 health emergency, TBA partnered with agencies to provide COVID-19 response services at the Teviston Community Center that included COVID-19 health education presentations, distribution of COVID mitigation supplies, COVID-19 vaccination clinics, and food / bottled water distribution to impacted families.

From March of 2020 to current, the Teviston Betterment Association suffered financial losses during the COVID-19 period. The COVID-19 pandemic prevented TBA from hosting fundraisers, such as quilt sales, bingo games, and other like events. TBA was impacted by COVID-19 by loss of donations and proceeds, creating financial insecurity. The economic impact to the non-profit exacerbated by the COVID-19 health emergency, created a deficit of needed capital expenditures to the Teviston Community Center.

Therefore, the Teviston Community Center is in need of capital expenditures to address code compliance, health and safety needs to remain open and be available for hosting educational and health programs along with potential response services that benefit the community. The harm to the community is the potential loss of a community educational facility that is a public gathering for educational and health programs along with potential response services needed to address a COVID-19 health crisis. The loss of the Teviston Community Center exacerbates the harm upon the residents with no adequate facilities being available in the community.

Partnership

Self-Help Enterprises (SHE) is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities. Since 1965, SHE efforts have touched the lives of over 77,000 families. SHE is a 501 (C) 3 non-profit with a Board of Directors. SHE has worked across many business lines to help deliver services, funding and administration to communities like Teviston.

1. Teviston Hamlet Plan 2017, Tulare County Resource Management Agency, Economic Development, Planning Branch, and Planning Processing Division. Adopted December 5, 2017 Tulare County Board of Supervisors Resolution No. 2017-0976, Pg. 45.

SHE and TBA have entered into a Memorandum of Understanding (MOU). The MOU sets the terms and understanding between SHE and TBA, collectively refers to "Partners" for SHE to provide TBA with technical assistance for capital expenditures to the Teviston Community Center. The signed MOU has been provided to the County of Tulare.

Enumerated Project Qualification per Final Rule

The community of Teviston meets the SLFRF compliance as follows:

- HUD Qualified Census Tract. The HUD QCT is Tract 42 with full tract number: 06107004200. (See 2022 and 2023 small DDA and HUD QCTs)
- Disproportionately impacted community

Educational and Health Services and Events Timeline

Below is a timeline of services hosted at the Teviston Community Center:

- *Inception through 3/4/2020*
The Teviston Community Center was a place of public information sharing and hosted community meetings, youth recreation, health fairs, quilting shows, senior citizen community gatherings, served as meeting space for Teviston Community Services District, host to Teviston Betterment Association, and host to County of Tulare community information meetings.
- *COVID-19 Pandemic 3/4/2020 through 6/15/2021*
The Teviston Community Center hosted agencies that provided COVID-19 response services for the Teviston community that included COVID-19 health education presentations, distribution of COVID mitigation supplies, COVID-19 vaccination clinics, and food / bottled water distribution to impacted families.
- *Post COVID-19 Pandemic 6/16/2021 to 1/1/2022*
The Teviston Community Center hosted meetings for the TBA. The building is in need of health and safety repairs to host community agencies.
- *1/1/2022 – current*
The Teviston Community Center is not able to host any community agencies nor facilitate any public services. County of Tulare funding is sought to address this need.

From 3/4/2020 to current, the Teviston Betterment Association suffered financial loss through the COVID-19 period. The COVID-19 pandemic prevented TBA from hosting fundraisers, such as quilt sales, bingo games, and other like events. TBA was impacted by COVID-19 by loss of donations and proceeds, creating financial insecurity. The financial insecurity exacerbated by the COVID-19 health emergency, created a default in addressing capital repairs to the Community Center.

Since 1/1/2022 to current the Teviston Community Center is not available to host community functions and in need of health and safety repairs to open the location for hosting and expanding community educational and health service programs.

Funding Request

The request to the County of Tulare is ARPA funding per the SLFRF compliance that will complete capital expenditures to address health and safety repairs for the existing Teviston Community Center. The Project Scope demonstrates an estimated increase of \$118,166 in construction costs for a total of \$255,117.

Description of the harm or need to be addressed

This funding request is to mitigate harm to the Teviston community through the loss of a facility where community gathering to provide educational and health services take place. The community of Teviston is harmed by having no adequate facilities being available to host community responsive services.

The capital expenditures provide remediation of lead paint and other lead hazards to the Teviston Community Center. The facility must be completed in a manner that is technically sound, meeting permitted requirements, meet design and construction methods, and utilize materials that are approved, codified, recognized of acceptable levels. A detailed project scope is provided below.

Project Scope

The attached document "Specs by Location" provides a comprehensive scope of work for the Teviston Community Center. SHE rehab-specialist staff facilitated the project scope estimate. The total project estimate is \$255,117. SHE will facilitate three competitive bids from certified general contractors to access a selection.

Per SLFRF, the project must be completed in a manner that is technically sound, meeting permitted requirements, meet design and construction methods, and utilize materials that are approved, codified, recognized of acceptable levels. The scope includes necessary permits, Lead Based Paint Hazard Evaluation, Asbestos Hazard Evaluation, Termite Abatement, along with various other repairs to meet California Health and Building code standards. The project scope is necessary to bring the Teviston Community Center into local and state safety and code compliance.

Project Name: Teviston Community Center Address: 12934 Ave. 80, Pixley CA.						
Item Description	Preliminary Estimate					
General conditions & Misc	\$31,075.00					

Hazard Abatement	\$25,780.00								
Roof	\$41,250.00								
Carpentry	\$49,530.10								
Electric	\$11,902.15								
Plumbing	\$6,262.50								
HVAC	\$21,561.90								
Site Work	\$15,700.00								
Paint and finishes	\$13,867.90								
Sub Total	\$216,929.55								
15%contingency	\$38,187.45								
Contract Total	\$255,117								
General Requirements									
Item No.	Item Description	Quantity	Unit	Rate	Amount				
1	Building Permit	1	Lump Sum	\$2,000.00	\$2,000.00				
2	Insurances and Utilities	1	Lump Sum	\$6,000.00	\$6,000.00				
3	Prevailing Wage Monitoring	90	Hourly	\$90.00	\$8,100.00				
4	Hazard Evaluation/Testing (Lead/Asbestos)	1	Lump Sum	\$2,475.00	\$2,475.00				

5	Construction Management	1	Lump Sum	\$12,500.00	\$12,500.00	
				Total	\$31,075.00	
Hazard Abatement						
Preliminary Estimate						
Item No	Description	Quantity	Units	Unit Price	Total	
1	Termite Treatment	Review termite report and conduct termite treatment/abatement as recommended by report. Review LEAD report report for any overlap areas and treat accordingly.	1	Lump Sum	\$6,000.00	\$6,000.00
		Review LEAD report and conduct necessary treatment measures to ensure building is safe for rehabilitation works. Include cost for securing all furniture/items inside of building during remedial works.				
2	LEAD abatement	1	Lump Sum	\$19,780.00	\$19,780.00	
				Total	\$25,780.00	
Roofing						

Preliminary Estimate					
Item No	Description	Quantity	Units	Unit Price	Total

			All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	N/A	N/A	N/A	N/A	N/A
1	Verify Quantities							

		Strip roof and remove debris. Note: Advise on condition of roof sheathing. Remove all roof materials down to the roof deck and remove or set all nails. Properly dispose of roofing materials.							
2		Strip roof to sheathing	1	LS	\$5,500.00	\$5,500.00			\$5,500.00
3		Roof Sheathing	1	LS	\$10,000.00	\$10,000.00			\$10,000.00
4		Rafter Repair	1	LS	\$7,000.00	\$7,000.00			\$7,000.00

[illegible]

4	Doors (Exterior)	Replace three north side entrance doors and kitchen door with commercial grade steel doors (Steelcraft/Amweld 1-3/4"x42"x80" front entrance, and 1-3/4" x 36" x 80" remaining entrance and kitchen doors) 4.5 Satin Chrome Ball Bearing Hinges with Square Corners and Non Removable Pins. Door Hardware to be Standard Duty Commercial Grade Rim Exit Device and Closer with Pull Handles and Interchangeable Keyways, keyed alike.(FSIC)	4	EA	\$3,062.50	\$12,250.00
		Install 1"x SPF resawn trim board with aluminum or galvanized nails where needed. Trim board varies in size around window and building. Replace dry rotted, termite damaged, and UV damaged boards as necessary.				
5	Exterior Siding Trim	Cut back carpet, remove water damaged, dry rot, swollen subfloor, and install 3/4" tongue and groove CCX PTS plywood decking nailed 8" on center using screw shank or cement coated nails.	340	LF	\$8.14	\$2,767.60

6	Subfloor Replacement-Entry Doorway	16	SF	\$43.75	\$700.00
7	Mens Restroom: Door trim	1	EA	\$64.85	\$64.85
	bottom				
	Mens Restroom: Paneling-waterproof				
8		180	SF	\$9.00	\$1,620.00
9	Womens Restroom: Door	1	EA	\$64.85	\$64.85
	Trim Bottom				
	Womens Restroom: Paneling Waterproof				
10		180	SF	\$9.00	\$1,620.00
				Total	\$49,530.10
Electrical					

Preliminary Estimate						
Item No	Description	Quantity	Units	Unit Price	Total	
		<p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>				
1	Verify Quantities	N/A	N/A	N/A	N/A	

2	Electric Sub Panel	Replace outdoor 200 amp panel and pressure treated wood backer located at the southeast corner of the building. Install appropriate breakers and label accordingly. Remove old unused meter panel located to the south.	1	EA	\$4,000.00	\$4,000.00
3	Exterior Lighting	Install an 180-Degree Outdoor Motion-Sensing Wall Lantern ENERGY STAR rated, exterior, wall mounted, LED single bulb fixture with both a dusk to dawn sensor and a motion detector. Exterior lighting to be on photo cell and motion sensors. Install an ENERGY STAR approved two lamp, 20-Watt 4000K Outdoor Photocell Dusk to Dawn Integrated LED Wall Mount Flood Light	1	EA	\$364.15	\$364.15
4	Exterior Flood Lighting	Install energy efficient surface mounted 2'x4' LED CPANL (Lithonia), switched to dimmer.	3	EA	\$468.75	\$1,406.25
5	Kitchen LED Panel		2	EA	\$468.75	\$937.50

		Install dedicated 120v 20amp circuit for stove and range hood in kitchen. Install 20 amp duplex receptacle with a matching plastic cover plate on a separate circuit with an individual over protection device. Fish wire and repair all tear out. If installed over a countertop install no more than 46 inches above floor height If installed as a standard wall receptacle install at least 15 inches above the floor.				
6	Stove and Range Circuits - 120V Dedicated		1	EA	\$813.00	\$813.00
7	Replace Outlets and Switches (Interior)	Replace worn out, sloppy, unsafe wall plugs & switches - receptacles, switches & covers will match in color. Wet locations to be GFCI protected.	1	EA	\$1,812.50	\$1,812.50
8	Mens Restroom: LED light panel- surface mount	Install energy efficient surface mounted 2'x4' LED CPAN (Lithonia), switched to dimmer.	1	EA	\$440.00	\$440.00

9	Mens Restroom: Exhaust Fan	<p>Install a Panasonic Whisper Green Model# FV-08VKS3 ceiling mounted ENERGY STAR qualified exhaust fan fixture with a modulating DC motor capable of 80 CFM operating at less than .3 Sones, the capacity to run continuously at a preset CFM rating, a time delay feature for the boost setting, and vented w/ damper to exterior. Switch fan using a single pole switch at the entry or equip the fan with a humidistat sensor. Install 4" galvanized metal duct (not flex duct) and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams and connections shall be sealed with duct mastic. Insulate ductwork in unconditioned space with vinyl or foil faced R 8 minimum duct insulation. Slope duct runs to the exterior at 1/4" per foot. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low void caulk. Set the continuous level of ventilation to meet ASHRAE 62.2 and set the time delay switch to 20 minutes.</p>	1	EA	\$843.75	\$843.75
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10	Womens Restroom: LED light	Install energy efficient surface mounted 2'x4' LED CPAN	1	EA	\$440.00	\$440.00	
	panel	(Lithonia), switched to dimmer.					

11	Womens Restroom: Exhaust Fan	<p>Install a Panasonic Whisper Green Model# FV-08VKS3 ceiling mounted ENERGY STAR qualified exhaust fan fixture with a modulating DC motor capable of 80 CFM operating at less than .3 Sones, the capacity to run continuously at a preset CFM rating, a time delay feature for the boost setting, and vented w/ damper to exterior. Switch fan using a single pole switch at the entry or equip the fan with a humidistat sensor. Install 4" galvanized metal duct (not flex duct) and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams and connections shall be sealed with duct mastic. Insulate ductwork in unconditioned space with vinyl or foil faced R 8 minimum duct insulation. Slope duct runs to the exterior at 1/4" per foot. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low void caulk. Set the continuous level of ventilation to meet ASHRAE 62.2 and set the time delay switch to 20 minutes.</p>	1	EA	\$845.00	\$845.00	\$11,902.15
						Total	

			minimum product warranty, installed with pressure and temperature relief valves, units to be maintenance free, with electronic ignition, and ultra-low no NOx burners. Installed properly with vent pipe, gas flex line and shut-off valve, with 2 earthquake straps installed 1/3 distance from top and 1/3 distance from bottom of water heater.	1	EA	\$2,000.00	\$2,000.00	
			Remove and reinstall wall mounted sink with new single handle center set bathroom sink faucet, accessible trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. Complete with 3-Piece Soft P-Trap Cover.					
3	Mens Restroom: Sink and Faucet Reinstall			1	EA	\$1,000.00	\$1,000.00	
			Remove and reinstall white, vitreous china, wall hung lavatory with new metal bodied Zurn Aquaflush, water saving, 15 year drip- free, single lever flush valve, supply and shut-off valves					
4	Mens Restroom: Reset Lavatory- Wall Hung			1	EA	\$1,062.50	\$1,062.50	

5	Mens Restroom: Commode Reset	Remove, store, then reinstall white vitreous china commode unit using new wax seal and hardware kit, supply line, and shutoff valve.	1	EA	\$400.00	\$400.00			
		Remove and reinstall wall mounted sink with new single handle center set bathroom sink faucet, accessible trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. Complete with 3-Piece Soft P-Trap Cover.							
6	Womens Restroom: Sink and Faucet- reinstall		1	EA	\$1,000.00	\$1,000.00			
		Remove, store, then reinstall white vitreous china commode unit using new wax seal and hardware kit, supply line, and shutoff valve.							
7	Womens Restroom: Commode Reset		2	EA	\$400.00	\$800.00			
					Total	\$6,262.50			

		repair drywall, texture to match.								
		All projects affecting gas system will require a pressure test on existing gas lines. Contractor will test and advise while roof is stripped. Advise project manager of any leakage. stripped. Advise project manager of any leakage.								
3	Gas line Pressure Test		1	EA	\$687.40	\$687.40				\$687.40
		Contractor to install a 30" wide, pilotless, gas stove including gas range. Provide 4' flex line and gas valve. Color choice by owner.								
4	Gas Stove		1	EA	\$1,250.00	\$1,250.00				\$1,250.00

					Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool http://www.acca.org/tech/manualj/ (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection to size the equipment required to heat and cool the specified open space. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing heating units, recycle all metal components and dispose of all other materials in a code legal dump. Install a wall mounted, ductless, three zone, mini split heat pump system with outdoor condenser and indoor unit using R410a refrigerant, with a minimum 25 SEER rating, such as				
					the Fujitsu HALCYON model 12RLS. Include a junction box with a disconnect switch at the condenser, a concrete or the manufacturer's pad for the condenser, a line set, and a drain				

1	Verify Quantities	<p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>	N/A	N/A	N/A	N/A
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2		Fence Chain Link		Dispose of any existing fence. Install a 4' high, galvanized, chain link fence using 11.5 gauge wire, 1-5/8" line posts and 2 3/8" corner posts on 10' centers, with a 1-3/8" top rail. Gate posts shall be 2-3/8". Set posts at least 24" deep in a 9" diameter concrete sleeve. Installation of sections shall be in a straight line unless otherwise stated.	280	LF		\$32.50	\$9,100.00
3		Gate Chain Link		Hang a 4' high, 42 inch wide, 11 gauge galvanized gate with a 1 3/8" frame, two off-set type hinges and latch.	2	EA		\$300.00	\$600.00
4		Weed abatement		Tractor-clear site from all weeds and shrubs	1	LS		\$6,000.00	\$6,000.00
								Total	\$15,700.00
Painting and Finishes									
Preliminary Estimate									
Item No	Description	Quantity	Units	Unit Price	Total				

		All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	N/A	N/A	N/A	N/A
1	Verify Quantities		Prepare, prime, and paint all exterior wood. Perimeter of house will be cleaned of all debris. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. General-Use Low-VOC paints and stains. Flats are not to exceed 50gpl			

					voes and Non- Flats are not to exceed 150gpl voes. Paint when temperature is from 40 - 100 degrees. No show-through, holidays, runs, sags, or brush marks.				
					Wire brush all loose, peeling, cracked and blistered paint from metal surface. Remove all rust. Prime bare metal with iron oxide primer. Apply one top coat of full gloss oil based enamel.				
					All repairs, patch and fills will blend and not be visible from a distance of 6 feet under normal light (day light) -As per Performance Guidelines. All unpainted hardware will remain paint free. Remove all paint, and any product overspray from window frame and glass, and clean window tracks of dust and debris. NOTE All exterior concrete to be protected and free of paint upon completion				
2		Paint Exterior Wood and Metal		1		LS		\$8,000.00	\$8,000.00

3	Paint Rooms			1	LA		\$2,500.00		\$2,500.00
4	Commerical Carpet			16	SF		\$27.15		\$434.40
5	Mens Restroom: Ceramic tile repair			10	SF		\$25.00		\$250.00
6	Mens Restroom: Vinyl base floor covering			50	LF		\$4.37		\$218.50
7	Mens Restroom: Bath mirror			1	EA		\$300.00		\$300.00

8	Mens Restroom: Soap	Install Wall Mount Bulk Foam Soap Dispenser secured using proper fasteners.	1	EA	\$200.00	\$200.00
	dispenser-wall mount					
9	Mens Restroom: Paper towel dispenser-Wall mount	Install lever actuated roll paper towel dispenser	1	EA	\$200.00	\$200.00
	Mens Restroom: Dispenser-toilet paper/seat cover	Install paper and seat cover dispenses at stall areas				
10	Womens Restroom: Vinyl base flooring	Apply 4" high, .080 gauge vinyl top set, cove base molding with matching end stops and preformed corner units using a low VOC adhesive.				
11			50	LF	\$4.38	\$219.00
12	Womens Restroom: Bath mirror	Install 24" x 36" stainless steel framed mirror above vanity. Use adhesive manufactured for this	1	EA	\$300.00	\$300.00

- The scope of work includes the remediation of lead-based paint and asbestos hazards. Per SLFRF, the project must be completed in a manner that is technically sound, meeting permitted requirements, meet design and construction methods, and utilize materials that are approved, codified, recognized of acceptable levels. Various repairs are listed to achieve intended outcomes.

Intended Outcomes

The completion of the capital expenditures to the Teviston Community Center will provide the following intended outcomes:

- Fund capital expenditures that meet enumerated project qualifications,
- Provide a community facility that is health and safety compliant and technically sound,
- Prevent harm to the disproportionately impacted community with the loss of a facility that hosts educational and health services,
- Mitigate future harm by having a facility in the community able to host agencies that will offer expanded educational and health programs to the community not otherwise currently available.

The Teviston Community Center will be utilized to host expanded services to the residents of Teviston. SHE has provided a commitment letter to facilitate the expanded educational and health services. SHE will provide the following presentations and services at the Teviston Community Center:

Program	Duration	Time Frame	Enumerated Use
Community Resiliency / Emergency Preparedness	Once a Quarter	Start: 1/1/2024	Educational facility. Hosting an educational program.
Residents Served:	4 sessions per fiscal year 200 residents per fiscal year		• Info Attached
Homeownership Education / Housing Counseling	Once a Quarter	Start 2/1/2024	Educational facility. Hosting an educational program.
Residents Served:	4 sessions per fiscal year 40 Residents per fiscal year		• Info Attached
Lifestyle Support Classes	Once a Quarter	Start 3/1/2024	Educational facility. Hosting an educational program.
	4 sessions per fiscal year		Integration of Health Services.
Residents Served:	200 residents per fiscal year		

The services above equate to 12 sessions throughout a fiscal year and proposes to serve a total of 440 residents. An annual evaluation based off community need and staffing availability will take place to determine future services provided.

Altura Centers for Health will collaborate with Teviston Betterment Association to provide health fairs for the community each year at the Teviston Community Center. The services provided at health fairs enhance the quality of life for residents by identifying health issues, educating the community and providing assistance with appointment scheduling and transportation as needed. Providing at least two health fairs throughout a fiscal year time period is anticipated to serve a total of 200 residents. A letter from Altura Centers for Health is included.

Service	Duration	Time Frame	Enumerated Use
Health Fairs	Twice a year	Start 4/1/2024	Integration of Health Services.
	2 sessions per fiscal year		• Info attached
Residents Served:	200 residents per fiscal year		

Additional collaborations under development include the Kings / Tulare Area Agency on Aging in an effort to host their services at the Teviston Community Center. A commitment letter is not available at this time, but once specific details are finalized materials will be provided to the County of Tulare. This is noted to demonstrate the ongoing and expanding collaborations to take place to provide educational and health services for the people of Teviston. Planning and a potential schedule of services is provided below.

Service	Duration	Time Frame	Enumerated Use
Information Assistance, referrals	Twice a year	Start: 1/1/2024	Integration of Health Services.
	2 sessions per fiscal year		• Info attached
Residents Served:	50 residents per fiscal year		
Food and Nutrition	Twice a year	Start 2/1/2024	Integration of Health Services.
	2 sessions per fiscal year		• Info attached
Residents Served:	50 residents per fiscal year		

The services above are projected at 4 sessions throughout a fiscal year and anticipate serving 100 residents. **The services listed are an existing program of the agency with components ready for delivery / presentation to the community. Outreach to regional agencies will continue with additional intended outcomes to expand educational and health programs at the Teviston Community Center.**

In summary, the proposed capital expenditures are related and reasonably proportionate to address the pandemic impact and identified harm to the community. The deficit of capital expenditures stemming from financial insecurity of TBA brought on during the COVID-19 pandemic period resulted in the loss of community education and health services is correct and addressed by this proposal. The proposal is reasonably proportional in that it maintains and expands educational and health services post pandemic at the Teviston Community Center. An alternative capital expenditure would be to build a new public community center in Teviston. The new public community center could provide expanded educational and health services. However, such a new development would require obtaining land and building a structure. For example, in the community of Lanare (Fresno County) the Fresno County ARPA award for community center rehabilitation is budgeted at a cost of \$1.6 million dollars, and in the community of Allensworth (Tulare County) the community center new construction with funding from the California Natural Resources is an estimated cost of \$8 million dollars. Self-Help Enterprises is the engaged developer on the two projects listed and has firsthand knowledge to the project details. A second alternative would be for educational and health services be provided in a neighboring community. This would potentially not be feasible as expanded issues of transportation impacts upon Teviston residents would need to be explored. Further, services in a neighboring community takes away the nexus of reducing harm of lost services provided directly in the community of Teviston and/or a qualifying census tract (QCT).

Enumerated Project Qualification per Final Rule

The Teviston Community Center request for capital expenditures meets the Enumerated Project Qualifications per Final Rule as follows for intended outcomes:

- Schools and other educational equipment & facilities
 - o The Teviston Community Center is a facility to host educational programs for the community which addresses the educational facility requirement through providing expanded services listed within intended outcomes.
- Integration of health services into other settings
 - o There is no health facility in Teviston. The Teviston Community Center is a facility that will integrate health services into the community setting by continuing health education to the community providing expanded services listed within intended outcomes.

Measurement of Intended Outcomes

Self-Help Enterprises will guide and direct compliance administration with TBA to provide the following for the extended community services.

- o Maintain a calendar of events for the Teviston Community Center,
- o Documentation of each event which includes name of partner agency, type of function taking place, and intended purpose,
- o Collect from agencies all flyers of said event and collect any sign-in sheets and attendance records that might be available,
- o Incorporate TBA meeting minutes documenting the actions, records, and compliance on a monthly or quarterly basis (depending on meeting schedule).

Population Served:

- The Teviston Community Center is intended to serve the population of Teviston HUD qualified census tract (QCT). The 2020 Census Bureau / Profile of General Population and Housing Characteristics provides specific household populations for Teviston. The educational and health services are expected to reach 540 residents annually of the 1,185 population.

What processes are already in place to document that the funds are used appropriately?

- **Teviston Betterment Association is in MOU with Self-Help Enterprises to administer grant funding for the requested project. Self-Help Enterprises has the expertise and qualifications to facilitate the necessary ARPA / US Treasury / GAAP / County of Tulare fiscal compliance. Contracts, general ledger and additional reports will be made available for review and compliance to the County of Tulare.**

Documents Attached

- 2020 Census Bureau / Profile of General Population and Housing Characteristics.
- 2022 and 2023 Small DDAs and QCTs.
- Specs by Location: Project capital expenditures estimate.
- Confirmation letter from Self-Help Enterprises.
 - o SHE: Homeownership Education / Housing Counseling
 - o SHE: Emergency Preparedness
 - o SHE: Lifestyle Support Classes – Example program flyers
- Confirmation letter from Altura Centers for Health
- Information regarding Kings / Tulare Agency on Aging program components
 - o Agency on Aging: Information, Assistance, Referral
 - o Agency on Aging: Food and Nutrition

**AMENDED EXHIBIT B:
REIMBURSEMENT AGREEMENT
Tulare County Health and Human
Services ARPA SLFRF Funds
Proposal: Teviston Community Center**

Total Request: \$255,117

County will Reimburse Grantee under the following terms pursuant to Grantee's ARPA Budget Proposal.

It is hereby agreed that:

1. Upon delivery to the County of invoices for the rehabilitation of the Teviston Community Center COUNTY will pay to GRANTEE an amount not to exceed Two Hundred Fifty-Five Thousand, One Hundred and Seventeen Dollars (\$255,117).
 - a. Costs will only be reimbursed as incurred.
 - b. Invoices may be submitted on a monthly basis.
 - c. Invoices should be submitted in pdf format via email to Yolanda Vann at YVannl@tularecounty.ca.gov with CC to Sjahari Pullom at SPullom@tularecounty.ca.gov.
2. GRANTEE will provide COUNTY a copy of all bids solicited and received pursuant to Exhibit E.
3. Method of payment:
 - a. Funds will be disbursed to GRANTEE or applicable vendor within 30 days of receipt of invoice and all required backup documentation by COUNTY.
 - b. Invoice must be accompanied by sufficient backup documentation to substantiate the eligible use of grant funds in order to receive payment.
 - c. COUNTY will not be responsible for any late fees, or interest accrued resulting from late payments of any costs and/or invoices incurred by GRANTEE.
4. COUNTY will not reimburse any costs incurred that do not comply with State and Federal Law, and all Terms and Exhibits of this agreement.
5. COUNTY will only reimburse for the costs of the rehabilitation and renovation of the Teviston Community Center as described in the Budget proposal.

Amended Exhibit A

Background

The Teviston Betterment Association (TBA) operates in Tulare County. The organization's history includes facilitating community services within Teviston spanning over 50 years. The organization is made up of volunteers with no employees and is a qualified 501 (C) 3 non-profit. The community of Teviston is a HUD Qualified Census Tract. The 2020 Census Bureau data lists the population of Teviston at 1,185 persons.

TBA is the owner of Teviston Community Center which serves as a meeting place and hosting center for the people of Teviston. The Teviston Hamlet Plan 2017(1) references the location and building "that is used as the local community center." The community center has a history of utilization for recreational youth activities, health and education classes, bottled water distribution, quilt making, community & association meetings and a space for community gathering.

From March of 2020 and through the COVID-19 health emergency, TBA partnered with agencies to provide COVID-19 response services at the Teviston Community Center that included COVID-19 health education presentations, distribution of COVID mitigation supplies, COVID-19 vaccination clinics, and food / bottled water distribution to impacted families.

From March of 2020 to current, the Teviston Betterment Association suffered financial losses during the COVID-19 period. The COVID-19 pandemic prevented TBA from hosting fundraisers, such as quilt sales, bingo games, and other like events. TBA was impacted by COVID-19 by loss of donations and proceeds, creating financial insecurity. The economic impact to the non-profit exacerbated by the COVID-19 health emergency, created a deficit of needed capital expenditures to the Teviston Community Center.

Therefore, the Teviston Community Center is in need of capital expenditures to address code compliance, health and safety needs to remain open and be available for hosting educational and health programs along with potential response services that benefit the community. The harm to the community is the potential loss of a community educational facility that is a public gathering for educational and health programs along with potential response services needed to address a COVID-19 health crisis. The loss of the Teviston Community Center exacerbates the harm upon the residents with no adequate facilities being available in the community.

Partnership

Self-Help Enterprises (SHE) is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities. Since 1965, SHE efforts have touched the lives of over 77,000 families. SHE is a 501 (C) 3 non-profit with a Board of Directors. SHE has worked across many business lines to help deliver services, funding and administration to communities like Teviston.

1. Teviston Hamlet Plan 2017, Tulare County Resource Management Agency, Economic Development, Planning Branch, and Planning Processing Division. Adopted December 5, 2017 Tulare County Board of Supervisors Resolution No. 2017-0976, Pg. 45.

SHE and TBA have entered into a Memorandum of Understanding (MOU). The MOU sets the terms and understanding between SHE and TBA, collectively referrers to "Partners" for SHE to provide TBA with technical assistance for capital expenditures to the Teviston Community Center. The signed MOU has been provided to the County of Tulare.

Enumerated Project Qualification per Final Rule

The community of Teviston meets the SLFRF compliance as follows:

- HUD Qualified Census Tract. The HUD QCT is Tract 42 with full tract number: 06107004200. (See 2022 and 2023 small DDA and HUD QCTs)
- Disproportionately impacted community

Educational and Health Services and Events Timeline

Below is a timeline of services hosted at the Teviston Community Center:

- *Inception through 3/4/2020*
The Teviston Community Center was a place of public information sharing and hosted community meetings, youth recreation, health fairs, quilting shows, senior citizen community gatherings, served as meeting space for Teviston Community Services District, host to Teviston Betterment Association, and host to County of Tulare community information meetings.
- *COVID-19 Pandemic 3/4/2020 through 6/15/2021*
The Teviston Community Center hosted agencies that provided COVID-19 response services for the Teviston community that included COVID-19 health education presentations, distribution of COVID mitigation supplies, COVID-19 vaccination clinics, and food / bottled water distribution to impacted families.
- *Post COVID-19 Pandemic 6/16/2021 to 1/1/2022*
The Teviston Community Center hosted meetings for the TBA. The building is in need of health and safety repairs to host community agencies.
- *1/1/2022 – current*
The Teviston Community Center is not able to host any community agencies nor facilitate any public services. County of Tulare funding is sought to address this need.

From 3/4/2020 to current, the Teviston Betterment Association suffered financial loss through the COVID-19 period. The COVID-19 pandemic prevented TBA from hosting fundraisers, such as quilt sales, bingo games, and other like events. TBA was impacted by COVID-19 by loss of donations and proceeds, creating financial insecurity. The financial insecurity exacerbated by the COVID-19 health emergency, created a default in addressing capital repairs to the Community Center.

Since 1/1/2022 to current the Teviston Community Center is not available to host community functions and in need of health and safety repairs to open the location for hosting and expanding community educational and health service programs.

Funding Request

The request to the County of Tulare is ARPA funding per the SLFRF compliance that will complete capital expenditures to address health and safety repairs for the existing Teviston Community Center. The Project Scope demonstrates an estimated increase of \$118,166 in construction costs for a total of \$255,117.

Description of the harm or need to be addressed

This funding request is to mitigate harm to the Teviston community through the loss of a facility where community gathering to provide educational and health services take place. The community of Teviston is harmed by having no adequate facilities being available to host community responsive services.

The capital expenditures provide remediation of lead paint and other lead hazards to the Teviston Community Center. The facility must be completed in a manner that is technically sound, meeting permitted requirements, meet design and construction methods, and utilize materials that are approved, codified, recognized of acceptable levels. A detailed project scope is provided below.

Project Scope

The attached document "Specs by Location" provides a comprehensive scope of work for the Teviston Community Center. SHE rehab-specialist staff facilitated the project scope estimate. The total project estimate is \$255,117. SHE will facilitate three competitive bids from certified general contractors to access a selection.

Per SLFRF, the project must be completed in a manner that is technically sound, meeting permitted requirements, meet design and construction methods, and utilize materials that are approved, codified, recognized of acceptable levels. The scope includes necessary permits, Lead Based Paint Hazard Evaluation, Asbestos Hazard Evaluation, Termite Abatement, along with various other repairs to meet California Health and Building code standards. The project scope is necessary to bring the Teviston Community Center into local and state safety and code compliance.

Project Name: Teviston Community Center Address: 12934 Ave. 80, Pixley CA.							
Item Description	Preliminary Estimate						
General conditions & Misc	\$31,075.00						

Hazard Abatement	\$25,780.00								
Roof	\$41,250.00								
Carpentry	\$49,530.10								
Electric	\$11,902.15								
Plumbing	\$6,262.50								
HVAC	\$21,561.90								
Site Work	\$15,700.00								
Paint and finishes	\$13,867.90								
Sub Total	\$216,929.55								
15%contingency	\$38,187.45								
Contract Total	\$255,117								
General Requirements									
Item No.	Item Description	Quantity	Unit	Rate	Amount				
1	Building Permit	1	Lump Sum	\$2,000.00	\$2,000.00				
2	Insurances and Utilities	1	Lump Sum	\$6,000.00	\$6,000.00				
3	Prevailing Wage Monitoring	90	Hourly	\$90.00	\$8,100.00				
4	Hazard Evaluation/Testing (Lead/Asbestos)	1	Lump Sum	\$2,475.00	\$2,475.00				

5	Construction Management	1	Lump Sum	\$12,500.00	\$12,500.00
			Total	\$31,075.00	
Hazard Abatement					
Preliminary Estimate					
Item No	Description	Quantity	Units	Unit Price	Total
1	Termite Treatment	Review termite report and conduct termite treatment/abatement as recommended by report. Review LEAD report report for any overlap areas and treat accordingly.	1	Lump Sum	\$6,000.00 \$6,000.00
		Review LEAD report and conduct necessary treatment measures to ensure building is safe for rehabilitation works. Include cost for securing all furniture/items inside of building during remedial works.			
2	LEAD abatement		1	Lump Sum	\$19,780.00 \$19,780.00
			Total	\$25,780.00	
Roofing					

Preliminary Estimate					
Item No	Description	Quantity	Units	Unit Price	Total

1	Verify Quantities	<p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>	N/A	N/A	N/A	N/A
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[illegible]

[illegible]

		Install Hardi-Plank cement lap siding per manufacture specs; Hardiplank lap siding to the studs using hot-dipped galvanized nails or stainless steel nails driven at least 1" into studs. Stagger joints in adjacent pieces and center all butt joints over studs.					
		Install joints with a 3mm gap filled with Hardiplank caulking compound. Where Hardiplank butts up against an accessory, fill joint with a 6 mm fillet of Hardiplank caulking.					
2	Siding		1780	SF	\$16.26	\$28,942.80	
		Field measure fabricate and install aluminum, double glazed, thermal break, one-over-one, enameled aluminum replacement window, including screen and all necessary panning, caulk, trim and screen. Remove existing window to code legal dump.					
3	Windows		2	EA	\$750.00	\$1,500.00	

4	Doors (Exterior)	Replace three north side entrance doors and kitchen door with commercial grade steel doors (Steelcraft/Amweld 1-3/4"x42"x80" front entrance, and 1-3/4" x 36" x 80" remaining entrance and kitchen doors) 4.5 Satin Chrome Ball Bearing Hinges with Square Corners and Non Removable Pins. Door Hardware to be Standard Duty Commercial Grade Rim Exit Device and Closer with Pull Handles and Interchangeable Keyways, keyed alike.(FSIC)	4	EA	\$3,062.50	\$12,250.00
5	Exterior Siding Trim	Install 1"x SPF resawn trim board with aluminum or galvanized nails where needed. Trim board varies in size around window and building. Replace dry rotted, termite damaged, and UV damaged boards as necessary.	340	LF	\$8.14	\$2,767.60
		Cut back carpet, remove water damaged, dry rot, swollen subfloor, and install 3/4" tongue and groove CCX PTS plywood decking nailed 8" on center using screw shank or cement coated nails				

6	Subfloor Replacement-Entry Doorway	16	SF	\$43.75	\$700.00
7	Mens Restroom: Door trim	1	EA	\$64.85	\$64.85
	bottom				
	Mens Restroom: Paneling-waterproof				
8		180	SF	\$9.00	\$1,620.00
9	Womens Restroom: Door	1	EA	\$64.85	\$64.85
	Trim Bottom				
	Womens Restroom: Paneling Waterproof				
10		180	SF	\$9.00	\$1,620.00
				Total	\$49,530.10
Electrical					

Preliminary Estimate						
Item No	Description	Quantity	Units	Unit Price	Total	
		All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.				
1	Verify Quantities	N/A	N/A	N/A	N/A	

			Replace outdoor 200 amp panel and pressure treated wood backer located at the southeast corner of the building. Install appropriate breakers and label accordingly. Remove old unused meter panel located to the south.						
2		Electric Sub Panel		1	EA	\$4,000.00	\$4,000.00		
			Install an 180-Degree Outdoor Motion-Sensing Wall Lantern ENERGY STAR rated, exterior, wall mounted, LED single bulb fixture with both a dusk to dawn sensor and a motion detector.						
3		Exterior Lighting		1	EA	\$364.15	\$364.15		\$364.15
			Exterior lighting to be on photo cell and motion sensors.						
			Install an ENERGY STAR approved two lamp, 20-Watt 4000K						
4		Exterior Flood Lighting		3	EA	\$468.75	\$468.75		\$1,406.25
			Outdoor Photocell Dusk to Dawn Integrated LED Wall Mount Flood Light						
			Install energy efficient surface mounted 2'x4' LED CPANEL (Lithonia), switched to dimmer.						
5		Kitchen LED Panel		2	EA	\$468.75	\$468.75		\$937.50

		Install dedicated 120v 20amp circuit for stove and range hood in kitchen. Install 20 amp duplex receptacle with a matching plastic cover plate on a separate circuit with an individual over protection device. Fish wire and repair all tear out. If installed over a countertop install no more than 46 inches above floor height If installed as a standard wall receptacle install at least 15 inches above the floor.				
	Stove and Range Circuits - 120V Dedicated					
6			1	EA	\$813.00	\$813.00
	Replace Outlets and Switches (Interior)	Replace worn out, sloppy, unsafe wall plugs & switches				
7		receptacles, switches & covers will match in color. Wet locations to be GFCI protected.	1	EA	\$1,812.50	\$1,812.50
8	Mens Restroom: LED light panel-	Install energy efficient surface mounted 2'x4' LED CPAN	1	EA	\$440.00	\$440.00
	surface mount	(Lithonia), switched to dimmer.				

9	Mens Restroom: Exhaust Fan	<p>Install a Panasonic Whisper Green Model# FV-08VKS3 ceiling mounted ENERGY STAR qualified exhaust fan fixture with a modulating DC motor capable of 80 CFM operating at less than .3 Sones, the capacity to run continuously at a preset CFM rating, a time delay feature for the boost setting, and vented w/ damper to exterior. Switch fan using a single pole switch at the entry or equip the fan with a humidistat sensor. Install 4" galvanized metal duct (not flex duct) and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams and connections shall be sealed with duct mastic. Insulate ductwork in unconditioned space with vinyl or foil faced R 8 minimum duct insulation. Slope duct runs to the exterior at 1/4" per foot. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low void caulk. Set the continuous level of ventilation to meet ASHRAE 62.2 and set the time delay switch to 20 minutes.</p>	1	EA	\$843.75	\$843.75
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10	Womens Restroom: LED light	Install energy efficient surface mounted 2'x4' LED CPAN (Lithonia), switched to dimmer.	1	EA	\$440.00	\$440.00	
	panel						

11	Womens Restroom: Exhaust Fan	<p>Install a Panasonic Whisper Green Model# FV-08VKS3 ceiling mounted ENERGY STAR qualified exhaust fan fixture with a modulating DC motor capable of 80 CFM operating at less than .3 Sones, the capacity to run continuously at a preset CFM rating, a time delay feature for the boost setting, and vented w/ damper to exterior. Switch fan using a single pole switch at the entry or equip the fan with a humidistat sensor. Install 4" galvanized metal duct (not flex duct) and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams and connections shall be sealed with duct mastic. Insulate ductwork in unconditioned space with vinyl or foil faced R 8 minimum duct insulation. Slope duct runs to the exterior at 1/4" per foot. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low void caulk. Set the continuous level of ventilation to meet ASHRAE 62.2 and set the time delay switch to 20 minutes.</p>	1	EA	\$845.00	\$845.00	\$11,902.15
						Total	

Plumbing						
Preliminary Estimate						
Item No	Description	Quantity	Units	Unit Price	Total	

		All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	N/A	N/A	N/A	N/A			
1	Verify Quantities								All installed water heaters will have a minimum .62 energy factor, and 9 year

2	Water Heater - 40 Gallon Gas	minimum product warranty, installed with pressure and temperature relief valves, units to be maintenance free, with electronic ignition, and ultra-low no NOx burners. Installed properly with vent pipe, gas flex line and shut-off valve, with 2 earthquake straps installed 1/3 distance from top and 1/3 distance from bottom of water heater.	1	EA	\$2,000.00	\$2,000.00	
3	Mens Restroom: Sink and Faucet Reinstall	Remove and reinstall wall mounted sink with new single handle center set bathroom sink faucet, accessible trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. Complete with 3-Piece Soft P-Trap Cover.	1	EA	\$1,000.00	\$1,000.00	
4	Mens Restroom: Reset Lavatory- Wall Hung	Remove and reinstall white, vitreous china, wall hung lavatory with new metal bodied Zurn Aquaflush, water saving, 15 year drip-free, single lever flush valve, supply and shut-off valves	1	EA	\$1,062.50	\$1,062.50	

5		Mens Restroom: Commode Reset	Remove, store, then reinstall white vitreous china commode unit using new wax seal and hardware kit, supply line, and shutoff valve.	1	EA	\$400.00	\$400.00		
			Remove and reinstall wall mounted sink with new single handle center set bathroom sink faucet, accessible trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. Complete with 3-Piece Soft P-Trap Cover.						
		Womens Restroom: Sink and Faucet- reinstall							
6				1	EA	\$1,000.00	\$1,000.00		
			Remove, store, then reinstall white vitreous china commode unit using new wax seal and hardware kit, supply line, and shutoff valve.						
7		Womens Restroom: Commode Reset		2	EA	\$400.00	\$800.00		
						Total	\$6,262.50		

HVAC						
Preliminary Estimate						
Item No	Description	Quantity	Units	Unit Price	Total	
	All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated.					
	Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.					
1	Verify Quantities	N/A	N/A	N/A	N/A	
2	HVAC- Furnance	2	EA	\$1,062.25	\$2,124.50	
	Remove both existing wall furnace, cap gas line and					

		repair drywall, texture to match.							
		All projects affecting gas system will require a pressure test on existing gas lines. Contractor will test and advise while roof is stripped. Advise project manager of any leakage.							
3		Gas line Pressure Test		1	EA	\$687.40	\$687.40		
		Contractor to install a 30" wide, pilotless, gas stove including gas range. Provide 4' flex line and gas valve. Color choice by owner.							
4		Gas Stove		1	EA	\$1,250.00	\$1,250.00		\$1,250.00

5	Mini-split Heat Pump - 25 SEER	tube to an interior drain or to the exterior.	1	EA		\$17,500.00		\$17,500.00	
						Total		\$21,561.90	
Site Work									
Preliminary Estimate									
Item No	Description	Quantity	Units	Unit Price	Total				

1	Verify Quantities	<p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>	N/A	N/A	N/A	N/A
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2		Fence Chain Link			280	LF		\$32.50	\$9,100.00
3		Gate Chain Link		Hang a 4' high, 42 inch wide, 11 gauge galvanized gate with a 1 3/8" frame, two off-set type hinges and latch.	2	EA		\$300.00	\$600.00
4		Weed abatement		Tractor-clear site from all weeds and shrubs	1	LS		\$6,000.00	\$6,000.00
								Total	\$15,700.00
Painting and Finishes									
Preliminary Estimate									
Item No	Description	Quantity	Units	Unit Price	Total				

8	Mens Restroom: Soap dispenser-wall mount	Install Wall Mount Bulk Foam Soap Dispenser secured using proper fasteners.	1	EA	\$200.00	\$200.00
9	Mens Restroom: Paper towel dispenser-Wall mount	Install lever actuated roll paper towel dispenser	1	EA	\$200.00	\$200.00
10	Mens Restroom: Dispenser-toilet paper/seat cover	Install paper and seat cover dispenses at stall areas	1	EA	\$282.00	\$282.00
11	Womens Restroom: Vinyl base flooring	Apply 4" high, .080 gauge vinyl top set, cove base molding with matching end stops and preformed corner units using a low VOC adhesive.				
			50	LF	\$4.38	\$219.00
12	Womens Restroom: Bath mirror	Install 24" x 36" stainless steel framed mirror above vanity. Use adhesive manufactured for this	1	EA	\$300.00	\$300.00

13	Womens Restroom: Soap dispenser	purpose and apply to sound backing.	1	EA	\$200.00	\$200.00
14	Womens Restroom: Paper towel dispenser-Wall mount	Install Wall Mount Bulk Foam Soap Dispenser secured using proper fasteners.	1	EA	\$200.00	\$200.00
	Womens Restroom:	Install lever actuated roll paper towel dispenser				
		Install paper and seat cover dispenses at stall areas. Locations within stalls to comply with ADA layouts.				
15	Dispenser-toilet paper/seat cover		2	EA	\$282.00	\$564.00
Total						\$13,867.90

The proposed project is not a new development nor rebuilding / replacing a unit. The expected expenditures are less than \$1million dollars. The total cost of \$255,117 divisible by the 1,185 persons is at \$215.29 for each potential person to be served.

Enumerated Project Qualification per Final Rule

The Teviston Community Center request for capital expenditures meets the Enumerated Project Qualifications per Final Rule.

- Remediation of lead paint and other lead hazards

- The scope of work includes the remediation of lead-based paint and asbestos hazards. Per SLFRF, the project must be completed in a manner that is technically sound, meeting permitted requirements, meet design and construction methods, and utilize materials that are approved, codified, recognized of acceptable levels. Various repairs are listed to achieve intended outcomes.

Intended Outcomes

The completion of the capital expenditures to the Teviston Community Center will provide the following intended outcomes:

- Fund capital expenditures that meet enumerated project qualifications.
- Provide a community facility that is health and safety compliant and technically sound,
- Prevent harm to the disproportionately impacted community with the loss of a facility that hosts educational and health services,
- Mitigate future harm by having a facility in the community able to host agencies that will offer expanded educational and health programs to the community not otherwise currently available.

The Teviston Community Center will be utilized to host expanded services to the residents of Teviston. SHE has provided a commitment letter to facilitate the expanded educational and health services. SHE will provide the following presentations and services at the Teviston Community Center:

Program	Duration	Time Frame	Enumerated Use
Community Resiliency / Emergency Preparedness	Once a Quarter	Start: 1/1/2024	Educational facility. Hosting an educational program.
Residents Served:	4 sessions per fiscal year 200 residents per fiscal year		• Info Attached
Homeownership Education / Housing Counseling	Once a Quarter	Start 2/1/2024	Educational facility. Hosting an educational program.
Residents Served:	4 sessions per fiscal year 40 Residents per fiscal year		• Info Attached
Lifestyle Support Classes	Once a Quarter	Start 3/1/2024	Educational facility. Hosting an educational program.
Residents Served:	4 sessions per fiscal year 200 residents per fiscal year		Integration of Health Services.

The services above equate to 12 sessions throughout a fiscal year and proposes to serve a total of 440 residents. An annual evaluation based off community need and staffing availability will take place to determine future services provided.

Altura Centers for Health will collaborate with Teviston Betterment Association to provide health fairs for the community each year at the Teviston Community Center. The services provided at health fairs enhance the quality of life for residents by identifying health issues, educating the community and providing assistance with appointment scheduling and transportation as needed. Providing at least two health fairs throughout a fiscal year time period is anticipated to serve a total of 200 residents. A letter from Altura Centers for Health is included.

Service	Duration	Time Frame	Enumerated Use
Health Fairs	Twice a year	Start 4/1/2024	Integration of Health Services.
	2 sessions per fiscal year		• Info attached
Residents Served:	200 residents per fiscal year		

Additional collaborations under development include the Kings / Tulare Area Agency on Aging in an effort to host their services at the Teviston Community Center. A commitment letter is not available at this time, but once specific details are finalized materials will be provided to the County of Tulare. This is noted to demonstrate the ongoing and expanding collaborations to take place to provide educational and health services for the people of Teviston. Planning and a potential schedule of services is provided below.

Service	Duration	Time Frame	Enumerated Use
Information Assistance, referrals	Twice a year	Start: 1/1/2024	Integration of Health Services.
	2 sessions per fiscal year		• Info attached
Residents Served:	50 residents per fiscal year		
Food and Nutrition	Twice a year	Start 2/1/2024	Integration of Health Services.
	2 sessions per fiscal year		• Info attached
Residents Served:	50 residents per fiscal year		

The services above are projected at 4 sessions throughout a fiscal year and anticipate serving 100 residents. **The services listed are an existing program of the agency with components ready for delivery / presentation to the community. Outreach to regional agencies will continue with additional intended outcomes to expand educational and health programs at the Teviston Community Center.**

In summary, the proposed capital expenditures are related and reasonably proportionate to address the pandemic impact and identified harm to the community. The deficit of capital expenditures stemming from financial insecurity of TBA brought on during the COVID-19 pandemic period resulted in the loss of community education and health services is correct and addressed by this proposal. The proposal is reasonably proportional in that it maintains and expands educational and health services post pandemic at the Teviston Community Center. An alternative capital expenditure would be to build a new public community center in Teviston. The new public community center could provide expanded educational and health services. However, such a new development would require obtaining land and building a structure. For example, in the community of Lanare (Fresno County) the Fresno County ARPA award for community center rehabilitation is budgeted at a cost of \$1.6 million dollars, and in the community of Allensworth (Tulare County) the community center new construction with funding from the California Natural Resources is an estimated cost of \$8 million dollars. Self-Help Enterprises is the engaged developer on the two projects listed and has firsthand knowledge to the project details. A second alternative would be for educational and health services be provided in a neighboring community. This would potentially not be feasible as expanded issues of transportation impacts upon Teviston residents would need to be explored. Further, services in a neighboring community takes away the nexus of reducing harm of lost services provided directly in the community of Teviston and/or a qualifying census tract (QCT).

Enumerated Project Qualification per Final Rule

The Teviston Community Center request for capital expenditures meets the Enumerated Project Qualifications per Final Rule as follows for intended outcomes:

- Schools and other educational equipment & facilities
 - o The Teviston Community Center is a facility to host educational programs for the community which addresses the educational facility requirement through providing expanded services listed within intended outcomes.
- Integration of health services into other settings
 - o There is no health facility in Teviston. The Teviston Community Center is a facility that will integrate health services into the community setting by continuing health education to the community providing expanded services listed within intended outcomes.

Measurement of Intended Outcomes

Self-Help Enterprises will guide and direct compliance administration with TBA to provide the following for the extended community services.

- o Maintain a calendar of events for the Teviston Community Center,
- o Documentation of each event which includes name of partner agency, type of function taking place, and intended purpose,
- o Collect from agencies all flyers of said event and collect any sign-in sheets and attendance records that might be available,
- o Incorporate TBA meeting minutes documenting the actions, records, and compliance on a monthly or quarterly basis (depending on meeting schedule).

Population Served:

- The Teviston Community Center is intended to serve the population of Teviston HUD qualified census tract (QCT). The 2020 Census Bureau / Profile of General Population and Housing Characteristics provides specific household populations for Teviston. The educational and health services are expected to reach 540 residents annually of the 1,185 population.

What processes are already in place to document that the funds are used appropriately?

- Teviston Betterment Association is in MOU with Self-Help Enterprises to administer grant funding for the requested project. Self-Help Enterprises has the expertise and qualifications to facilitate the necessary ARPA / US Treasury / GAAP / County of Tulare fiscal compliance. Contracts, general ledger and additional reports will be made available for review and compliance to the County of Tulare.

Documents Attached

- 2020 Census Bureau / Profile of General Population and Housing Characteristics.
- 2022 and 2023 Small DDAs and QCTs.
- Specs by Location: Project capital expenditures estimate.
- Confirmation letter from Self-Help Enterprises.
 - o SHE: Homeownership Education / Housing Counseling
 - o SHE: Emergency Preparedness
 - o SHE: Lifestyle Support Classes – Example program flyers
- Confirmation letter from Altura Centers for Health
- Information regarding Kings / Tulare Agency on Aging program components
 - o Agency on Aging: Information, Assistance, Referral
 - o Agency on Aging: Food and Nutrition

**AMENDED EXHIBIT B:
REIMBURSEMENT AGREEMENT
Tulare County Health and Human
Services ARPA SLFRF Funds
Proposal: Teviston Community Center**

Total Request: \$255,117

County will Reimburse Grantee under the following terms pursuant to Grantee's ARPA Budget Proposal.

It is hereby agreed that:

1. Upon delivery to the County of invoices for the rehabilitation of the Teviston Community Center COUNTY will pay to GRANTEE an amount not to exceed Two Hundred Fifty-Five Thousand, One Hundred and Seventeen Dollars (\$255,117).
 - a. Costs will only be reimbursed as incurred.
 - b. Invoices may be submitted on a monthly basis.
 - c. Invoices should be submitted in pdf format via email to Yolanda Vann at YVannl@tularecounty.ca.gov with CC to Sjahari Pullom at SPullom@tularecounty.ca.gov.
2. GRANTEE will provide COUNTY a copy of all bids solicited and received pursuant to Exhibit E.
3. Method of payment:
 - a. Funds will be disbursed to GRANTEE or applicable vendor within 30 days of receipt of invoice and all required backup documentation by COUNTY.
 - b. Invoice must be accompanied by sufficient backup documentation to substantiate the eligible use of grant funds in order to receive payment.
 - c. COUNTY will not be responsible for any late fees, or interest accrued resulting from late payments of any costs and/or invoices incurred by GRANTEE.
4. COUNTY will not reimburse any costs incurred that do not comply with State and Federal Law, and all Terms and Exhibits of this agreement.
5. COUNTY will only reimburse for the costs of the rehabilitation and renovation of the Teviston Community Center as described in the Budget proposal.

AMENDED EXHIBIT E

AMOUNT OF GRANT AND USES

1. COUNTY hereby grants up to \$255,117 to GRANTEE. GRANTEE confirms eligibility for this funding according to the ARPA CBO Project Eligibility Criteria, **Exhibit C**, and agrees to use said funds for activities consistent with the requirements of ARPA, the Final Rule, the Compliance and Reporting Guidance, the County Final Recovery Plan, and the American Rescue Plan Act (ARPA) Addendum, **Exhibit D**, specifically for expenses related to the renovation of the Teviston Community Center in **Exhibits A and B**. Project must be completed within the Term listed in the Grant Agreement and Amount of Grant and Uses to receive requested funding.
2. GRANTEE is considered a subrecipient of funds from COUNTY. All funds remain subject to statutory requirements that they must be used for eligible costs incurred during the period that begins on October 26, 2023, and ends on December 31, 2026. By accepting the funds, GRANTEE acknowledges that the funds granted will be used for costs incurred for the time period that begins October 26, 2023, up to and including December 31, 2026, and for the purposes described in **Exhibits A and B**. Grantee further attests to the accuracy of the representations made in **Exhibits A and B** and any other documentation it has submitted or will submit regarding the expenses incurred for the renovation of the Teviston Community Center.
3. GRANTEE must comply with the following record keeping and compliance requirements:
 - a. Document all use of the grant funds. Funds will be disbursed to GRANTEE or applicable vendor within 30 days of receipt of invoice and all required backup documentation by COUNTY. Documentation must be received timely and in accordance with ARPA requirements, including the Final Rule, the Compliance and Reporting Guidance, the County Final Recovery Plan, and the Office of Management and Budget Uniform Guidance (2 CFR 200). Invoice must be accompanied by sufficient backup documentation to substantiate the eligible use of grant funds in order to receive payment.
 - b. GRANTEE will be required to solicit at least three competitive bids or a formal request for proposals to maintain compliance with Title 2 CFR 200 "Uniform Administrative, Requirements, Cost Principles, and Audit Requirements for Federal Awards." The competitive bids or request for proposals will be evaluated by the COUNTY.
 - c. Provide written feedback on the impact achieved as a result of the grant upon request by the COUNTY for up to one year after the completion of the project outlined in **Exhibits A and B**.
 - d. Keep all receipts and other documentation of the use of funds for at least five years and provide the receipts and documents to the COUNTY upon request at any time from five years of the effective date of this Grant Agreement.
 - e. Documentation must be complete and in accordance with all ARPA requirements including the SLFRF Final Rule, Compliance and Reporting Guidance, and Title 2 CFR 200 "Uniform Administrative, Requirements, Cost Principles, and Audit Requirements for Federal Awards." Documentation must be provided when requested by the COUNTY by the date specified in order to remain in compliance with ARPA guidelines. Documents may be audited, and funding is subject to recoupment if the compliance guidelines specified in **Exhibits D and E** are not fully followed.